

## ***CASCADE COUNTY PLANNING BOARD***

PLANNING STAFF: Report and Recommendations

REGARDING: Planning Board Public Meeting Scheduled for September 18, 2018

SUBJECT: The Plat of the Doran Park Subdivision located in Section 21, Township 20 N, Range 3 E, P.M.M. Cascade County, Montana.

PRESENTED BY: Anna Weber, Planner

### **GENERAL INFORMATION**

Applicants/Owners of Record: Dennis Stefani, the Kelman Zollie Estate, & Casey Doran

Property Location: This proposed subdivision is located in the NE1/4 of Section 21, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana. See attached vicinity map & survey document.

Existing Zoning: Commercial (C)

Requested Action: Subdivision Review

Purpose: To create three (3) commercial lots,

Existing Land Use: Vacant building (formerly Skyline Bar)

Surrounding Land Uses: I-15 Right of Way to the East and South, warehouse building to the North, E911 Call Center to the West

### **SPECIAL INFORMATION**

1. The Planning Board is in receipt of an application from Dennis Stefani to approve a first-time minor preliminary plat. The proposed subdivision is located in the NE1/4 of Section 21, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana.
2. Attached is a copy of the preliminary plat, which will subdivide the 8.890 acre parcel into one (1) tract of 4.72 acres, one (1) tract of 1.34 acres, and one (1) tract of 2.83 acres.
3. Access to the proposed subdivision will be via Airport Avenue B, as well as a public access and utility easement created through the tract of land that was formally abandoned as Old Airport Rd. Access to Lot 1 will be provided with a newly constructed cul-de-sac.

4. For the purposes of the county subdivision, KLJ engineering firm estimated that the Doran Subdivision will develop approximately twenty-three (23) additional daily trips to the existing streets and arterials.
5. Lot 3 of the proposed subdivision has existing development and the developer will verify compliance with DEQ regulations for Water and Wastewater systems.
6. The applicant has obtained a letter from the State Historic Preservation Office locating nearby cultural resource sites and declining a recommendation of a cultural resource inventory on the proposed site of subdivision.
7. According to the US Department of Agriculture Custom Soil Resource Report the land is considered prime farmland of statewide importance, but the parcel has never been farmed or used for agricultural purposes due to its size.
8. The parkland requirement is waived pursuant to M.C.A. 76-3-621(3)(e) (2017).
9. The proposed subdivision will receive law enforcement services from the Cascade County Sheriff's Department and fire protection services from the Gore Hill Fire Department.
10. A public hearing on a minor plat is not required for first time minor subdivisions pursuant to M.C.A. 76-3-609 (2) (e) (2017).
11. An environmental assessment is not required pursuant to M.C.A. 76-3-609 (2)(d)(i) (2017).
12. There are no delinquent taxes on this property.

## CONCLUSION

This proposed subdivision meets the requirements of the Cascade County Subdivision Regulations, as well as Montana's Subdivision and Surveying Laws and Regulations, and is in general compliance with the Cascade County Growth Policy.

## RECOMMENDATIONS

The following recommendations are provided for the Board's consideration:

1. recommend to the County Commission that the Plat of Doran Park Subdivision be denied; or
2. recommend to the County Commission that the Plat of Doran Park Subdivision be approved, subject to the following conditions:

1. having the developer's surveyor correct any errors or omissions on the preliminary plat;
2. causing to be prepared certificates of title of the land in the subdivision to be recorded in conjunction with the final plat;
3. Design, construction, inspection, and certification, by a licensed professional engineer, of all roads used for physical and legal access as well as the proposed cul-de-sac to Cascade County Subdivision Road Specifications, as well as the purchase and installation of all required street signs and stop signs. All of the above is to be completed prior to the approval of the final plat.
4. submitting with the plat a certificate of a title abstracter showing the names of the owners of record of the land and the names of lien holders or claimants of record against the land (MCA 76-3-612) (2017);
5. pursuant to 7-22-2152 M.C.A. (2017), submitting a written plan to the Cascade County Weed Board specifying the methods for weed management procedures with regards to this development;
6. causing to be recorded on the plat a statement concerning limited public services;
7. causing to be recorded an Agricultural Notification Statement.
8. obtain approval for the proposed water and sewage disposal systems from state and/or local health departments;
9. causing to be recorded in conjunction with the final plat, an agreement requiring property owners of each subdivision tract to take part in any Rural Special Improvement District (RSID) for the reconstruction, improvement or perpetual maintenance of any road that can be used to access these lots as determined by Cascade County, provided that all other property owners served by said road share equitably in such an RSID;

Attachments: -Findings of Fact  
                  -Reduced Subdivision Application

cc:     Dan Richardson, KLJ